PHILIP BOOTH ESQ.







51 Northfield End, Henley-On-Thames, Oxon, RG9 2JJ

£475,000

- A two double bedroom semi-detached cottage
- Light a spacious kitchen breakfast room
- No onward chain
- Open-plan double reception room with fireplace
- Southwest-facing low-maintenance garden
- Backing onto Freemans Meadow
- A short, level walk into Henley town centre
- Modern first floor bathroom

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
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Offered with no onward chain - A charming 2-bedroom semi-detached character home, ideally situated just a short, level walk from Henley town centre. Combining period charm with practical modern living, this delightful home also benefits from a first floor bathroom and a southwest-facing low maintenance garden with a gate opening to Freemans Meadow to the rear.

2 1 1 D

Council Tax Band: E





ACCOMMODATION
A timber front door opens into an entrance lobby with a further door opening into a useful storage cupboard.

The open-plan reception room enjoys a bright and comfortable feel. The sitting area has a front aspect window with secondary glazing and stylish shutters, wooden flooring, a brick open-fireplace with a timber mantelpiece and fitted shelving in the chimney recess. There is a natural flow through an arch to the dining area, providing clearly defined yet open-plan living space, ideal for both everyday life and entertaining. Stairs lead to the first floor accommodation.

A door opens to a light and spacious kitchen breakfast room with a range of fitted wall and base units with wooden work surfaces over with an inset 1 1/2 bowl single drainer sink unit. There is a built-in electric oven with a ceramic hob and extractor over and plumbing for a washing machine and tumble dryer. To the rear of the kitchen there is a breakfast area with two skylight windows and glazed French doors opening to the garden. There is a useful full height built-in storage cup.

Stairs leads to the first floor.

Bedroom 1 has a front aspect with fitted wardrobes.

Bedroom 2 has a rear aspect overlooking Freeman's Meadow and a fitted cupboard.

The bathroom has a modern white suite comprising a corner shower cubicle, a wash hand basin and a w.c with concealed cistern.

Outside
The southwest-facing provides a private and sunny setting, perfect for relaxing or Al Fresco dining. There is a pedestrian gate opening to the rear providing access to Freemans Meadow, which has a children's play area, ideal for families, dog walkers and those who enjoy the outdoors.

LOCATION
Living in Northfield End
Northfield End is situated on the northern outskirts of Henley centre approximately 0.25 miles from the Bell Street. The property is situated just a short walk from ancient woodlands, and the Oxfordshire Way, making this a great place for walking.

Henley provides an extensive range of shops, restaurants, cafes and recreational facilities, including a cinema and theatre. There are many river pursuits, including day trips and boat hire and a good selection of local golf clubs.

Paddington is approximately 60 minutes away via the TfL Elizabeth Line at Twyford Station linking Reading to The City and beyond. The property is also well placed for access to the M40 (J4) at High Wycombe and the M4 (J8/9) at Maidenhead Thicket.

Reading - 9 miles
Maidenhead M4 Junction 8/9 - 10 miles
Oxford - 20 miles
London Heathrow - 25 miles
London West End - 38 miles

Central London is approximately 38 miles and London Heathrow approx 25 miles away. The larger centres of High Wycombe and Reading are also easily accessible providing a wider range of facilities. The area is also well served with excellent private and state schools.

Schools
Badgemore Primary School, Trinity Primary School, Valley Road Primary School, Sacred Heart Primary School & Gillotts Secondary School (Ofsted Outstanding)
Prep schools include Rupert House School.
Public schools include Shiplake College; Reading Blue Coat; The Oratory at Woodcote; Kendrick School; The Abbey and Queen Anne's are easily accessible.

Buses also run from this side of Henley to Moulsford, Cranford House and the Abingdon Schools including St Helen and St Katharine and Abingdon Boys.

Tenure: Freehold
Local Authority: South Oxfordshire District Council
Services: All mains services
Council Tax - Band E



















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Approximate Gross Internal Area = 92.29 sq m / 993.40 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1277714)

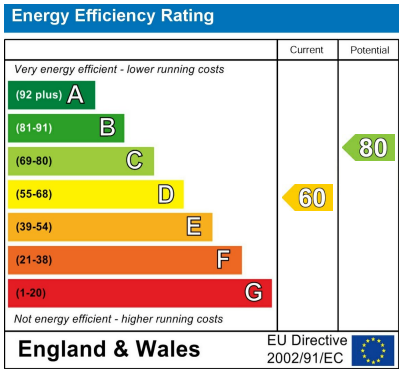


Directions

From our offices in Station Road turn right at the traffic lights into Reading Road and continue through the town centre along Bell Street. At the double mini roundabout bear left into Northfield End, where the property will be found on the left hand side just past Leicester Close.

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.



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